



Lemon Grove Main Street Promenade Fact Sheet

“Where Yesterday, Today and Tomorrow Meet.”

About Lemon Grove, CA

Tagline	Lemon Grove is a city with unique small town charm in the midst of metropolitan San Diego.
Motto	"Best Climate on Earth," its motto for more than 100 years
Location	Centrally located in the southwest portion of San Diego County, 8 miles east of downtown San Diego
Size	Lemon Grove is only 3.8 square miles, third smallest in the County
Population	25,320 (2010 Census)
Average household income	\$49,476
Median home price	\$214,000

History of Lemon Grove

Lemon Grove has rich historic roots that many may not know about. The community was settled in 1869 by its first known permanent resident, sheep rancher Robert Allison. From the 1860's to 1900 the area was known for sheep and poultry ranching and vegetable crops. In the early 1900's the community acquired its name when large citrus groves were planted and lemon and orange growing and shipping became the area's major industry. By World War II, most of the citrus groves had disappeared and suburbanization had begun. By 1960, most of the easily developable land was gone. Lemon Grove was incorporated as a general law city in 1977.

Project Overview

This redevelopment project will transform Main Street into the “Main Street Promenade,” a linear park and transit plaza next to the Lemon Grove trolley station. This walkable, sustainable, park-like space will also attract seasonal events such as farmers’ markets, and will offer plenty of places for residents and visitors to relax or play. The project optimizes the function of redevelopment. The City’s redevelopment agency initiated the project and was able to leverage minimal funds to attract \$4,500,000 in grants. This project will serve as a catalyst for additional privately initiated development in the downtown area. The construction phase, due to begin in May 2012, will construct the linear park and will also include pedestrian-friendly changes to the intersection across Broadway at Main Street. Construction activities will be staged so as to minimize interference with commuters making bus or trolley connections

Main Street Promenade in the Past

Main Street long functioned as the center of town life for Lemon Grove. At the turn of the twentieth century, a school, a church, a citrus packing house, the post office, and the train depot dotted Main Street near the railroad tracks. Today, while many buildings are gone, you can still enjoy the Parsonage Museum at Civic Center Park (the First Congregational Church, c. 1910), along with replicas of the Sonka Bros’ General Store (c. 1912), now home to the Grove Pastry Shop and the train depot (c. 1895), now the Lemon Grove Trolley Depot.



Main Street Promenade Project Goal/Vision

In a few short months, Main Street will be repurposed into urban park space and will be readied to create valuable commercial and residential space to aid the City in revenue and job generation. At the same time, staying true to the definition of “Promenade” meaning a public, leisurely walk, the City of Lemon Grove envisions the Main Street Promenade as a lively, walkable central hub that will bring residents together, as well as attract visitors. The project will serve as a catalyst for additional privately initiated development in the downtown area.

The Promenade design honors Lemon Grove’s rich history, celebrates the present, and looks forward to the future. The underlying theme of “Pioneer Modernism” reminds visitors of the practices of the past, with its focus on austerity, survivability, and conservation that have now come full circle with a conscious decision as a society to do more with less. All furnishings, plantings, light fixtures and art elements have been selected to support aspects of the three “time elements.”

Project Estimate & Funding Sources

An estimate of the overall Lemon Grove Main Street Promenade Redevelopment project cost is \$5.1 million. The project is primarily funded by \$2,600,000 of an Infill Infrastructure Grant (IIG) and a \$1,900,000 Smart Growth Incentive Program (SGIP) grant awarded by SANDAG. Smart Growth funds are awarded to improvements that support compact, transit-oriented developments that also create interesting places within communities. A small portion of project costs are funded through redevelopment bond funds.

Environmental Sustainability Features

The Promenade will feature the latest in energy and water conservation systems, as well as sustainable practices including stormwater runoff capture, solar energy production, and transportation options. The adjacent “Smart Growth” housing developments will also rely on sustainable design to optimize the use of scarce resources.

Project Design Team

Kimley-Horn & Associates, Civil Design
KTU+A, Landscape Design
Brailsford Public Art

Project Construction Team

Land Forms Construction
Brailsford Public Art

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